



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: MAY 4, 2021

TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID M. REYES, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: CERTIFICATE OF APPROPRIATENESS – NEW FRONT ELEVATION WINDOW OPENING AT 231 GLEN SUMMER ROAD (GLEN SUMMER LANDMARK DISTRICT)

RECOMMENDATION:

It is recommended that the Historic Preservation Commission:

Environmental Determination

1. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, of the CEQA guidelines pertaining to existing facilities such as an existing single-family dwelling, and that there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances;

Findings for Compliance with the Tree Protection Ordinance

1. Find that no protected native, specimen, or landmark trees under the tree protection ordinance (Pasadena Municipal Code (PMC) Ch.8.52), will be removed by the new construction;

Findings for Certificate of Appropriateness

1. Find that, upon implementation of the condition of approval, the project will comply with the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings and the Design Guidelines for Historic Districts; and
2. Approve the Certificate of Appropriateness for a new window opening at the front elevation, as illustrated in Attachment C, subject to the following condition, which

shall be subject to staff review and approval prior to issuance of a building or zoning permit.

Condition:

1. The new window shall have external dimensional muntins that resemble as closely as possible the profile of the muntins found on the existing windows, while still retaining a discernable level of differentiation. The final selection shall be reviewed and approved by staff prior to installation.

BACKGROUND:

This two-story, single-family, Minimal Traditional style house was constructed in 1935 and is a contributing structure to the Glen Summer Landmark District. The house features an asymmetrical façade with a recessed, half-width front porch at the northerly end of the east-facing front façade. The house also features wood windows with divided lites, and fixed wooden shutters along the front elevation. In addition, along the front elevation is a diamond-paned leaded bay window with a copper cap. The house is clad in a wide tongue and groove siding and has composition shingle roofing. In 1968, a square, two-story addition was added to the northwest rear corner of the original single-story house. The addition, for a master bedroom, is capped by a hipped roof, features a rear-yard brick chimney, and is clad in stucco. An original detached garage, which is clad in the same matching wood siding as the house, is sited at the rear yard along the southern property line. In 2020, the owners received approval of a Certificate of Appropriateness for the replacement of a non-original garden window and other windows at the 1968 addition.

PROJECT DESCRIPTION:

The applicant is proposing to create a new window opening at the east, street-facing, front elevation of the house. The proposal for the new window coincides with a proposed interior remodel and rearrangement of programmatic spaces including moving the kitchen and dining room from the front of the house to the rear, partially within the ground floor of the 1968 addition, and replacing it with a master bedroom, which will require additional openings for light and egress requirements. The new opening on the front façade is proposed to contain a new 3'-6" x 5'-0" double-hung wood window to match the adjacent original window. The detailing of the proposed new window will include wood construction, dual glazing, and 12 simulated-divided lites with wood muntins. The new opening is proposed to be located adjacent to the existing double-hung window, with a one-foot separation. The existing south nail-on wood shutter at the original window is proposed to be relocated to the south edge of the new window, and attached in the same manner as the existing.

BACKGROUND:

On December 1, 2020, the Historic Preservation Commission reviewed an application for a Certificate of Appropriateness for a new window opening at the front, primary façade to the contributing house located at 231 Glen Summer Road. The Commission continued the public hearing to provide the applicant an opportunity to respond to its comments. The Commission's comments, excerpts from the applicant's response, and staff's analysis are listed in the table below (full responses from the architect are included in Attachment B):

Commission Comments: December 1, 2020	Excerpt from Applicant's Response	Staff Comments
<p>1. Work with staff to develop alternatives to the proposed new window opening at the front elevation.</p>	<p>“The window location has been revised to provide 12 inches of separation with differentiating, while allowing for the preservation of existing fabric and differentiation.”</p>	<p><i>Comment satisfactorily addressed.</i> The proposed new window location has been shifted closer to the existing double-hung wood window to provide a more balanced fenestration pattern along the front façade. Additionally, the proposed revised window arrangement presents a historically appropriate window patterning of pairing two, side-by-side double-hung windows. Differentiation will be achieved through muntin profile detailing, along with casement trim detailing, which staff recommends be reinforced with a condition of approval. The proposed fixed, nail-on wood shutter at the south edge of the existing double-hung window is proposed to be relocated to the south edge of the proposed new window, maintaining visual composition, balance, proportion, and character-defining features. Therefore, staff finds that the proposed revised design adequately responds to the Commission's comments.</p>
<p>2. Look at design alternatives to the interior programming to reduce the need for the proposed window.</p>	<p>“The new window meets the Secretary of Interior Standards, and has received neighborhood support. Additionally, the new window enhances the livability of the house, is detailed to be differentiated, and allows for the preservation of historic fabric.”</p>	<p><i>Comment satisfactorily addressed.</i> Staff finds that the proposed new window meets the applicable design guidelines, including the Secretary of the Interior Standards. The proposed new window will enhance the livability of the historical house, promoting its continued historic use as a single-family home, while allowing for adaptability and modernization through the rearrangement and rehabilitation of interior spaces. Importantly, the proposed new window opening can be reversed, thus allowing the façade to return to its current state. Therefore, staff finds that the proposed new window is in keeping with historic preservation standards, while allowing for adaptability to accommodate modern living standards.</p>

ANALYSIS:

As conditioned, the proposed revised project will meet the applicable guidelines. The revised location of the proposed new window opening will provide a compositionally balanced fenestration pattern along the front façade, and give additional spacing between the existing bay window and the new window. Additionally, the proposed pairing of the existing window with the proposed new window will allow for the continued use and enjoyment of the historical house, while providing a historically appropriate window arrangement of two, side-by-side windows.

The applicant has carefully detailed the proposed new window to ensure it is complementary to the historical house and that it matches the original adjacent in-plane window in size and detailing, including operation type, window framing, number and sizing of muntins and lite divisions, and trim at the sash, and header.

Differentiation will be achieved through muntin profile detailing, along with casement trim detailing and dual-glazed construction of the new window. The proposed fixed, nail-on wood shutter at the south edge of the existing double-hung window is proposed to be retained, and relocated to the south edge of the proposed new window, maintaining visual composition, balance, proportion, and character-defining features. Importantly, the proposed new window opening is reversible, thus allowing the façade to be restored as a future possibility.

The proposed new window opening is also consistent with window fenestration patterning found on a similar contributing house located in the Landmark District at 101 Glen Summer Road, thus ensuring not only compatibility with the house itself, but also the Glen Summer Landmark District. Finally, the applicant has provided letters from several neighbors in the district expressing their support for the proposed project.

Staff is recommending a condition of approval, requiring the muntins of the proposed new window to closely resemble the existing muntins, with a slightly discernable variation in detailing for differentiation purposes.

CONCLUSION:

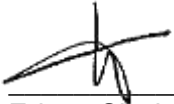
Upon implementation of the recommended condition of approval, the proposed project will be consistent with the applicable design guidelines, be an appropriate design for the house, and be compatible within the Landmark District. Staff recommends that the Historic Preservation Commission approve the Certificate of Appropriateness as revised in response to the Commission's previous comments, along with the recommended condition of approval, which will further enhance the project's compliance with the guidelines.

Respectfully Submitted,



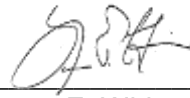
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Attachments:

- A. Staff Report, dated December 1, 2021
- B. Architect's Written Response
- C. Revised Plans
- D. Neighborhood Support Letters